



## Investment property cap rate potential report – Greater Boston New Listings

Listing Activity	Zone	5	South	2019	May	Report #	32							
Property Location	List Status	List Price	Total Units	Total Beds	Market Income Est	Operating Exp. Est.	NOI Estimate	Cap Rate Estimate	Investment Rating	\$ per Bedroom	\$ PSF Liv Area	\$ per Room	\$ PSF Land	Highlights
Neponset	New	729000	2	6	55440	19751	40308.684	5.53%	3-Good	121500	305	60750	225	None
Dorchester	New	775000	3	8	64800	23691	46508.712	6.00%	4-Great	96875	176	48438	168	None
Fields Corner	New	975000	3	10	74880	30124	50996	5.23%	3-Good	97500	281	60938	677	Current rents are at market
Uphams Corner	New	1295000	3	9	71280	25816	51404.128	3.97%	1-Poor	143889	329	61667	145	Development opportunity
Roxbury	New	795000	3	6	51840	22539	33621.228	4.23%	2-Average	132500	227	56786	332	None
West Roxbury	New	885000	2	4	40320	18065	25614.782	2.89%	1-Poor	221250	328	80455	141	Current rents are above market
Mattapan	New	630000	2	4	34560	15521	21918.772	3.48%	1-Poor	157500	343	63000	107	None
Roslindale	New - CTG	850000	2	4	42840	19288	27122.368	3.19%	1-Poor	212500	359	85000	155	None

Properties highlighted in Green indicate properties with investment ratings of 3 or better, darker green shade is for an investment rating of 4 and the darkest green is for an excellent 5 investment rating

Every day new multifamily investment properties come on the market. After listening to my investor clients describe their challenges with quickly assessing which properties are worth pursuing and which ones are not I decided to do the leg work and provide a summary of some key data and cap rate estimations along with my rating of the investment opportunity from an overview of information provided in the listing along with utilizing neighborhood market rate estimates and expense estimates. This new listings report will provide a good look at the cap rate and income potential that buyers can expect from their investment for new properties to the market.

Investors should use this summary as a guide to target the highest rated opportunities first before spending cycles on the lower rated opportunities. You may have your own investment rating based on your risk tolerance levels and investment goals. Table 1 below provides the cap rate ratings used in this report.

Table 1: Cap Rate Range Ratings			Table 2: Identifies the different cities and neighborhoods that are included in each of the separate zones.		
Rating	Rating Title	Cap Rate Range	Zone #	Zone Location	Cities-Neighborhoods
5	Excellent	>7.0	1	City	Boston- Back Bay, Beacon Hill, Charlestown, Chinatown, Downtown, Fenway, Kenmore, Midtown, North End, Seaport District, South Boston, South End, Waterfront, West End; Cambridge, Somerville
4	Great	6.0-6.9	2	East	Boston-East Boston; Chelsea, Winthrop, Revere
3	Good	5.0-5.9	3	North	Everett, Malden, Medford
2	Average	4.0-4.9	4	West	Arlington, Belmont, Brookline, Newton, Waltham, Watertown, Boston – Allston, Brighton
1	Poor	<4.0	5	South	Boston-Dorchester, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, West Roxbury

\*Data source for listings in this report including list price, number of units and number of bedrooms are from MLSPIN all other data is provided by

**Mark Carey, Senior Associate - Residential Investments - Mobile - 781-964-6236 Email - [mcarey@sennere.com](mailto:mcarey@sennere.com) [markccarey.com](http://markccarey.com)**

**Senne' Real Estate - 33 Church St Cambridge, MA 02139 [www.sennere.com](http://www.sennere.com) Office - 617-314-9400**

